

Sanpete County Planning Commission Meeting

May 9, 2012, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Thell Stewart, Gene Jacobson, Mary Anderson, Leon Day, Joe Nielsen, Paul Rasmussen, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Deputy Clerk Gayelene Henrikson. (Steve Anderson is excused.)

Meeting is called to order by Chair Thell Stewart.

ABRAHAM COMPTON: REQUESTS APPROVAL FOR A CONDITIONAL USE PERMIT TO INSTALL UP TO 12 SOLAR PANELS ON HIS HOME. LOCATED EAST OF FREEDOM IN THE MAPLE CANYON SUBDIVISION LOT #3 WITH 31.14 ACRES IN THE A-ZONE ON S 61500.

Abraham Compton is present. Thell Stewart recaps what Mr. Compton is requesting. Zoning requires a conditional use permit for solar power. He showed a hand sketch of his placement of the panels on his roof. The roof is flat. Mr. Compton has a building permit and the foundation is in place for the house. Gene Jacobson made comments in regards to concerns from other citizens in the area about compliance with this conditional use permit and the subdivision. The citizens are concerned about the overall appearance of the subdivision looking cluttered with construction refuse and junk. Joe Nielsen wanted to know what Mr. Compton had to say about the debris on the property. Mr. Compton gave reference to one of the four lot owners, his brother in particular, has a temporary double-wide trailer and storage sheds on the property. Conditional use permits are for special permission on issues that are not normally allowed. Motion is made by Gene Jacobson to approve a conditional use permit to install up to 12 solar panels on his home. Motion is seconded by Mary Anderson. Motion passes.

CURTIS BLACKHAM: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION. LOCATED WEST OF MORONI WITH 5.64 ACRES IN THE A-ZONE ON S 25253X1. THE PROPOSED NAME OF THE SUBDIVISION IS BRYANT BLACKHAM SUBDIVISION.

Curtis Blackham is present. Thell Stewart recaps his proposal. Mr. Blackham has the required documents. The land had a farm split earlier and now they are requesting to split again to be able to build a house on the property. The Mylar is provided. The property fronts the County road. Motion is made by Joe Nielsen to approve a 1-lot minor subdivision. Motion is seconded by Gene Jacobson. Motion passes.

JESSE RAYNOR: REQUESTS APPROVAL OF A 4-LOT MINOR SUBDIVISION. LOCATED SOUTH EAST OF MT. PLEASANT WITH 40.57 ACRES IN THE A-ZONE ON S 26619. THE PROPOSED NAME OF THE SUBDIVISION IS PLEASANT MEADOW COMMUNITY SUBDIVISION.

Jesse Raynor is present. Thell Stewart recaps his request. Mr. Raynor has the required documents. This will be a family subdivision. The Mylar is shown. Wells are approved for each piece. Water has been transferred but no drilling has occurred. Electricity is on

the corner of the property. The subdivision will be responsible for their own fire protection. The property is within the Wildland Protection so will need storage shed, etc. Mr. Raynor has met with the Wildland Protection and discussed fire hydrants that are in the area and overall fire protection. The location is discussed. The plan is to divide the lots and put in a cul-de-sac. Road width, access, and easements are planned. Road work will begin. The road needs to be approved by Steve Keeler before the subdivision can be heard by the County Commissioners for final approval. Motion is made by Mary Anderson to approve a 4-lot minor subdivision named Pleasant Meadow Community subdivision. Motion is seconded by Joe Nielsen. Motion passes.

RICHARD AND CLAUDETTE BIGLER: REQUESTS APPROVAL FOR A LOT LINE ADJUSTMENT FOR PALISADES LOTS 9 AND 10, PLAT "B" ON S 11349 AND S 11350. THEY WISH TO DEED TO DOUGLAS M. JENSEN AND SONYA J. JENSEN, THE SOUTH 70 FEET OF LOT 10.

John Eliason is present in behalf of the parties, as they are out of state. Thell Stewart recaps their request. The Mylar is provided. Leon Day would like to see on future Mylars where existing houses are. This lot line adjustment makes it possible for the house Mr. Jensen is building to fit on the property. Construction has started. The setbacks are cleared. This will not have a negative affect on other properties view of the surrounding land. Neighbors, Dennis Barney and Sheila Godfrey, who are present, are very much in favor of the proposal. Scott Olsen will request a public hearing with the County Commissioners for final approval on the adjustment at their next meeting. Motion is made by Gene Jacobson to approve a lot line adjustment for Palisades Lots 9 and 10, Plat "B". Motion is seconded by Leon Day. Motion passes.

STEVEN & CHRISTINE CHILDS: REQUESTS APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT ON THEIR PROPERTY WITH AN EXISTING HOME. THEY HAVE 18.88 ACRES IN THE SL ZONE ON S 10778. LOCATED WEST OF CENTERFIELD AND EAST OF THE RIVER. THIS LOT IS GRANDFATHERED.

Both are present. Thell Stewart recaps their request. Plans are shown where the dwelling will be placed on the property. A site plan is provided. The dwelling unit will be a 488 sq ft living space guest house, for aging parents, with a covered porch. It will be located behind the main house and will have the necessary utilities and be built on site. Scott Olsen read an overview of the requirements for Accessory Dwelling Unit which are not limited to these, but include: conditional use permit, must be detached from main dwelling, but within 100', meet the required setback, it can't exceed 500 sq ft, must be similar in architecture style and similar uses, must be compatible with the existing driveway, not allowed to sale or rent separate from the house. Mr. Jacobson expressed regret with the part of the ordinance covering the sale of or renting the dwelling after the original purpose is complete, ie. aging parent(s) no longer need the dwelling. Mr. Childs wanted clarification between the difference in the requirements for a 24x24 for the main house and 500 sq ft. maximum for the second dwelling. A sister is living in the main house. Motion is made by Joe Nielsen to approve a conditional use permit for an accessory dwelling unit on the property with an existing home. Motion is seconded by Paul Rasmussen. Motion passes.

APPROVAL OF MINUTES

Motion is made by Mary Anderson to approve the Planning Commission minutes of April 11, 2012 with no corrections. The motion is seconded by Joe Nielsen, and the motion passes.

OTHER BUSINESS

Discussion ensued about the Industrial Zone Ordinance in light of Kevin Christensen's email and further research done by Leon Day, because if the proposal is within the ordinance, Planning & Zoning has to approve the item. Planning Commission members would like to have a work meeting and then meet with the County Commissioners and Kevin Christensen with Economic Development so everyone can be on the same page. Mr. Day has read through different counties ordinances and suggested piecing together an ordinance of what we want. He suggested Washington, Utah, and Juab counties as ones that would have ideas and could possibly give us a direction on how we want to write our ordinance.

The Commission went off the record.

Other counties have specifics to their ordinances- Mylars, fire protection, utilities, commitment to uses of property, etc. Discussed Mt. Pleasant Industrial Zone. Wales and Mt Pleasant are the only cities in the county that don't have a buffer zone. In regards to having set uses in a buffer zone, some uses wouldn't want or need to be by a city. Mr. Stewart pointed out that there are areas in the county which are ideal for industrial uses. The members are desirous to not be too strict, but have good, strong standards.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Mary Anderson, and the motion passes.

The meeting is adjourned at 7:45 P.M.